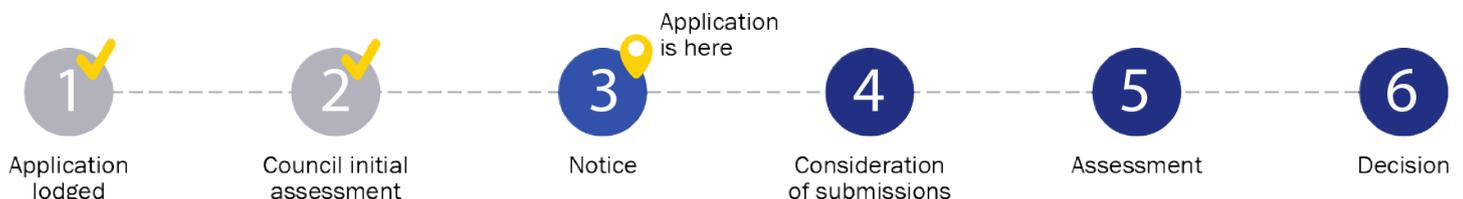


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 & L2 PS400704 1 & 5 Alber Road, Beaconsfield Upper VIC 3808	
The application is for a permit to:	Omnibus Permit (Planning Permits T970503 & T020544), introduction of use on Lot 1 and retrospective buildings & works: Use & Development of the Land for a Winery	
A permit is required under the following clauses of the planning scheme:		
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (Winery)	
35.05-1	Use of the land for a (Winery)	
42.01-2	Construct a building or construct or carry out works	 ADVERTISED MATERIAL Planning Application: T230523 Date Prepared: 25 March 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
APPLICATION DETAILS		
The applicant for the permit is:	Dr Sergio Carlei The Green Vineyards Phil Walton XWB Consulting	
Application number:	T230523	
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		10 April 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



Application Summary

Portal Reference A423968Q

Basic Information

Proposed Use	A planning permit is request for existing buildings that have been in place and erected for more than 15 years, perhaps in many cases, 20 years. They are highlighted in the attached plans submitted.
Current Use	The land is currently being used as a winery and cellar door operation for more than 20 years.
Cost of Works	\$20,000
Site Address	1 Alber Road Beaconsfield Upper 3808

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner			
Preferred			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$675.80	100%	\$675.80
Total			\$675.80

Meetings

[REDACTED]



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vc.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
23-10-2023	A Copy of Title	Certificate Of Title May 2023 00688256940012023051005410001.pdf
23-10-2023	Alteration statement	Town Planning Letter Detailing Extension Buildings.doc
23-10-2023	Site plans	Winery Plans for TP Oct 23.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	
Submission Date	

Declaration

By ticking this checkbox, I, Sergio Carlei, declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



Cardinia
ADVERTISED MATERIAL
Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vc.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Request to amend a current planning permit application

Cardinia

ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T230523
Address of the Land:	1 ALPHEA RD BEACONSFIELD UPPER

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input checked="" type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
omnibus permit for the use + development of the land for a winery		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	[Redacted]
Signature:	[Redacted]
Date:	2/9/25

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.


ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Request to amend a current planning permit application


ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T230523
Address of the Land:	1 + 5 ALBER RD BEACONSFIELD UPPER

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	[REDACTED]
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A - Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input checked="" type="checkbox"/>
Land affected <input checked="" type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
LAND TO INCLUDE 1 + 5 ALBER RD		
BEACONSFIELD UPPER.		
OMNIBUS PERMIT FOR THE USE + DEVELOPMENT		
OF THE LAND FOR A WINERY		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	
Signature:	
Date:	

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.



Cardinia
ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10303 FOLIO 724

Security no : 124105964927K
Produced 10/05/2023 05:36 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 400704H.
PARENT TITLE Volume 09531 Folio 948
Created by instrument PS400704H 17/10/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[REDACTED] of 1 ALBER ROAD UPPER BEACONSFIELD VIC 3808

ENCUMBRANCES AND NOTICES

MORTGAGE AT995052Q 29/01/2021
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS400704H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 ALBER ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 20381U COMMONWEALTH BANK OF AUSTRALIA
Effective from 29/01/2021

DOCUMENT END


Cardinia
ADVERTISED MATERIAL
Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1967*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS400704H
Number of Pages (excluding this cover sheet)	2
Document Assembled	11/11/2025 10:53

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



ADVERTISED MATERIAL
Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

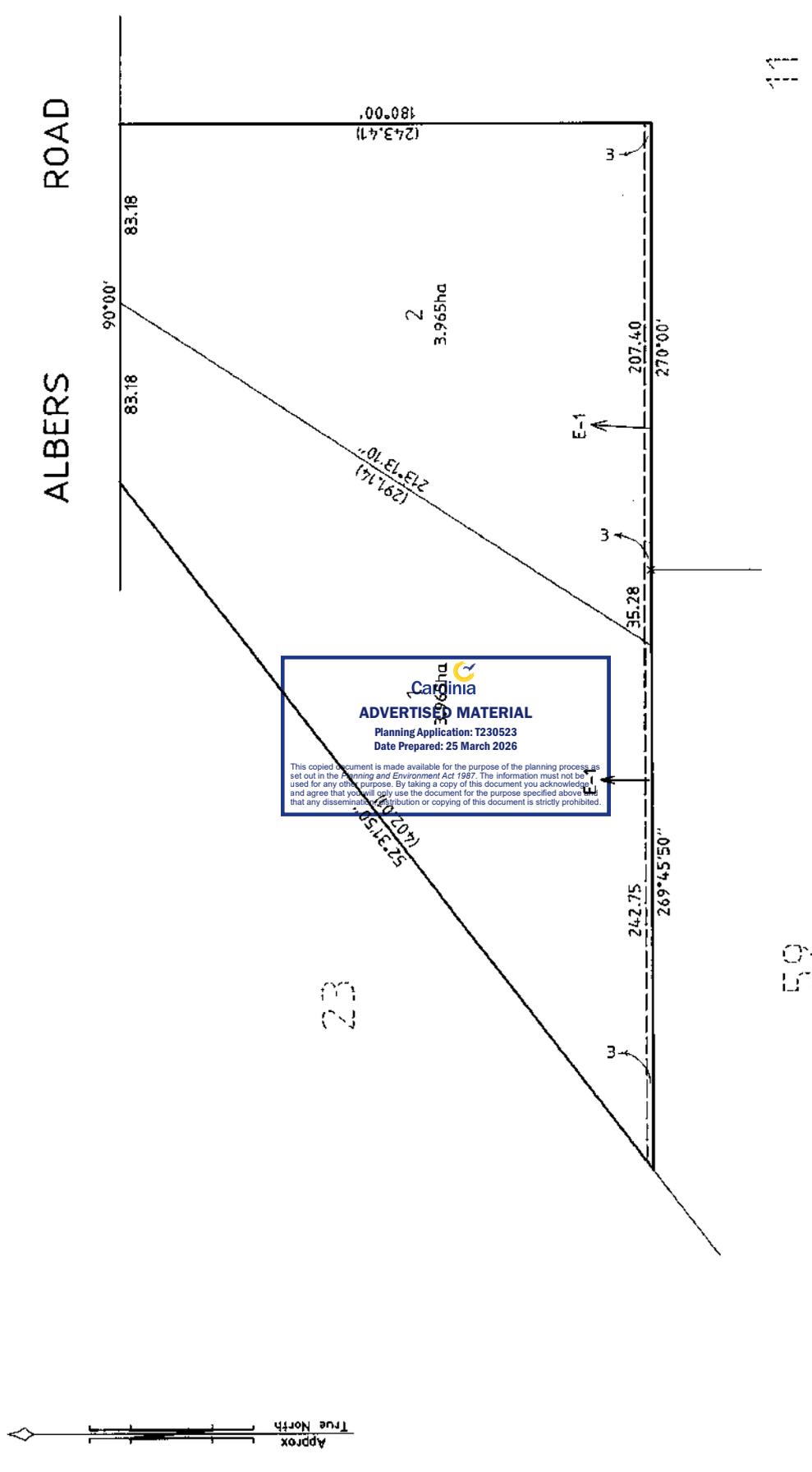
PLAN OF SUBDIVISION		STAGE No. <hr/>	LTO USE ONLY EDITION 1	PLAN NUMBER PS400704H
LOCATION OF LAND PARISH: <u>GEMBROOK</u> TOWNSHIP: _____ SECTION: <u>D</u> CROWN ALLOTMENT: <u>22</u> CROWN PORTION: _____ LTO BASE RECORD: <u>Parish Litho 1 (2645)</u> TITLE REFERENCES: <u>C/T V.9531 F.948</u> LAST PLAN REFERENCE/S: _____ POSTAL ADDRESS: <u>Albers Road</u> (At time of subdivision) <u>Upper Beaconsfield 3808</u> AMG Co-ordinates (of approx centre of land in plan) <u>E 360 340</u> <u>N 5 793 700</u> ZONE: <u>55</u>		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: <u>Cardinia Shire Council</u> REF: <u>596/027</u> 1. This plan is certified under section 6 of the Subdivision Act 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6. / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date <u>7 / 5 / 06</u> Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
DEPTH LIMITATION : <u>NIL</u>		STAGING <u>Cardinia</u> is not a staged subdivision. Planning permit No. <u>T950653</u> ADVERTISED MATERIAL Planning Application: <u>T230523</u> Date Prepared: <u>25 March 2026</u> <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>		
SURVEY. THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND E-Encumbering Easement A-Appurtenant Easement R-Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: <u>16 / 10 / 06</u>
				LTO USE ONLY PLAN REGISTERED TIME <u>11:50 AM</u> DATE <u>17 / 10 / 06</u>
				 Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
SLATTERY CONSULTANT SURVEYORS PTY LTD 40 Henry Street, Pakenham Ph. (059) 41 1726 Fax. (059) 41 3436		LICENSED SURVEYOR <u>Thomas O'Brien Slattery</u> SIGNATURE _____ DATE <u>22 / 4 / 06</u> REF 2656 VERSION 1		DATE <u>7 / 5 / 06</u> COUNCIL DELEGATE SIGNATURE _____ ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. 

PLAN NUMBER
PS400704H

ALBERS ROAD




ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SLATTERY CONSULTANT SURVEYORS PTY LTD 40 Henry Street, Pakenham Ph. (059) 41 1726 Fax. (059) 41 3436	SCALE 20 0 20 40 60 80 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE SCALE 1:2000 A3	LICENSED SURVEYOR Thomas O'Brien Slattery SIGNATURE DATE 27/4/06	SHEET 2 OF 2 SHEETS
			VERSION 1	DATE 7/5/06 COUNCIL DELEGATE SIGNATURE



23 April 2025

Cardinia Shire Council
mail@cardinia.vic.gov.au



Dear Sir/Madam

**Re: Planning permit application T230523
1 Alber Road Beaconsfield Upper**

I act on behalf of Carlei Wines Pty Ltd and The Green Vineyards Pty Ltd who have lodged a planning permit application (T230523) for existing buildings.

A vineyard and winery have operated on the site for almost 20 years with numerous permits having been issued for the winery including for its use and development, additional buildings, and the sale and consumption of liquor. Some building works have been undertaken without a planning permit, hence planning permit application T230523 to retrospectively approve those buildings. In discussions between Council's planner Sasha Savanovic and my client, it was suggested to my client that he amend the application to an omnibus type permit application which would consolidate the existing permits issued and address any buildings for which a permit has not been granted.

Therefore we seek to amend the current application to be an omnibus permit for the vineyard and winery.

The existing permits are set out in the table below (although we have been unable to access a copy of all permits and endorsed plans from Council):

Permit	Date issued	Purpose
T970503	19 Nov 1997	Use and development of the land as a rural industry (winery)
T970503-1	26 Nov 1998	Extension of hours for the sale of wine
T000931	6 Dec 2000	Extension to winery building
T020544	19 Dec 2002	Additional buildings
T060798	4 Jun 2007	Additional buildings and works
T970503-2	3 Mar 2016	Extension of hours
T190508	29 Jan 2020	Additional building
T230226	28 Nov 2023	Sale and consumption of liquor (red line extension)

The additional buildings as part of the current application include:

- Building 1 – A wine tasting area with an outdoor terrace with views over the vineyard north to Alber Road.
- Buildings 3-5 – Storage areas adjoining the main winery building to store equipment associated with the management of the vineyard.
- Building 9 – Storage area comprising shipping containers and a covered area in between.
- Building 10 – An open covered area along the eastern side of Building 9 including a mezzanine at the northern end used for storage.

The current use of the winery includes:

- Processing of up to 200 tonnes of grapes and production of up to 160,000 bottles of wine.
- Cellar door tastings mainly on weekends in either the wine tasting area (Building 1) or winery building.
- Service of food with wine tastings.
- Functions with up to 50 people.

The current use is consistent with the definition of a winery under the Cardinia Planning Scheme which is *“Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises”*.

We seek deletion of any reference to a rural industry as winery does not fall within the definition of a rural industry under the Cardinia Planning Scheme and is a separate standalone use.

My client is happy to accept existing conditions on the hours of operation, annual number of functions and patron numbers for functions as expressed in planning permit T970503-2, but would seek the following changes to conditions currently applying to the operation:

- Clarify that the sale of wine under Condition 4a includes wine tastings and the service of food and drinks.
- Clarify the use of the winery for functions under Condition 4b.
- Delete reference to the number of people employed in Condition 5 as the nature of a winery operation is seasonal and will require higher numbers of staff at different times throughout the year. Restricting staff numbers to 3 people is unrealistic.
- Increase to production capacity under Condition 6 to 200 tons and 160,000 bottles. The tonnage under the existing permit is thought to be an error, as production has always well exceeded these amounts. A 200 ton capacity is less than the quantity required to be licenced by the EPA which is where production exceeds 300 tons.

The land is in a:

- Green Wedge A Zone.
- Bushfire Management Overlay
- Environmental Significance Overlay.



The use is existing and a planning permit is required for new buildings and works under the Green Wedge A Zone and Environmental Significance Overlay. No planning permit is required under the Bushfire Management Overlay as there is no permit trigger associated with the use of land for a winery.

The issue of an omnibus permit should be supported because:

- There is an existing established winery on the land which is a successful agricultural and tourism business in the area.
- It will clarify any grey areas associated with existing permits.
- There is no change to patron numbers or carparking required for the winery.
- The additional buildings are necessary to support winery use including a wine tasting area at the front of the premises and additional storage areas. The buildings are consistent with the rustic design of existing buildings.
- The additional buildings are well setback from neighbouring dwellings with the larger storage buildings being additions to existing buildings minimising any visual impact.
- Building 1 which is a wine tasting area has an outdoor aspect which presents well to Alber Road with the existing vineyard in the foreground.
- The winery and associated tasting/function are consistent with state and local planning policy in relation to agriculture and tourism.

My client and I are happy to meet with Council and discuss an omnibus permit and any issues Council has with the proposal.

Yours faithfully



XWB Consulting


Cardinia
ADVERTISED MATERIAL
Planning Application: T230523
Date Prepared: 25 March 2026

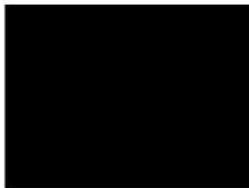
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The use is existing and a planning permit is required for new buildings and works under the Green Wedge A Zone and Environmental Significance Overlay. No planning permit is required under the Bushfire Management Overlay as there is no permit trigger associated with the use of land for a winery.

The issue of an omnibus permit should be supported because:

- There is an existing established winery on the land which is a successful agricultural and tourism business in the area.
- It will clarify any grey areas associated with existing permits.
- There is no change to patron numbers or carparking required for the winery.
- The additional buildings are necessary to support winery use including a wine tasting area at the front of the premises and additional storage areas. The buildings are consistent with the rustic design of existing buildings.
- The additional buildings are well setback from neighbouring dwellings with the larger storage buildings being additions to existing buildings minimising any visual impact.
- Building 1 which is a wine tasting area has an outdoor aspect which presents well to Alber Road with the existing vineyard in the foreground.
- The winery and associated tasting/function are consistent with state and local planning policy in relation to agriculture and tourism.

My client and I are happy to meet with Council and discuss an omnibus permit and any issues Council has with the proposal.



XWB Consulting



3 March 2026

[REDACTED] Planner
Cardinia Shire Council
mail@cardinia.vic.gov.au



**Re: Planning permit application T230523
1 & 5 Alber Road Beaconsfield Upper
Omnibus permit for winery**

I refer to your letter dated 10 December 2025 requesting further information in relation to the above application and to my meeting with Evie McGauley Kennedy and yourself on 4 February 2026.

In response to Council's letter, the following information is provided:

Outstanding Fees

I understand my client has paid the additional fee. Please confirm if this is not the case.

Written Submission

The buildings on 5 Alber Road are used to provide storage for the winery including bottled wine, empty bottles, wine barrels etc. The hard standing area at the front of the buildings is used for loading and unloading of trucks, and for overflow carparking if required.

There is no maximum number of patrons for the winery during normal operating hours under the current permits and my client does not seek to include a maximum number of patrons. Patrons for wine tasting is seasonal with low number during the colder winter months and greater numbers during spring and summer when the weather is more favourable.

As indicted, the hard standing area on No 5 is used for loading and unloading of trucks, and for overflow carparking if required. The plans have been amended to remove the spaces previously indicated and show a total of 11 spaces consistent with our discussion on 4 February 2026 to align with the patron numbers allowed for promotional events under the current permits.

The plans have been amended to clarify that the buildings for which retrospective approval is sought under the current application is for Building 1 and the eastern verandah on Building 5. As per the application letter, there is a permit trigger is under the Green Wedge A Zone and Environmental Significance Overlay (Schedule 1).

The application does not seek a permit for any advertising signs.

The current permits allow for a limited number of promotional events for up to 50 people. The term promotional events is somewhat ambiguous, and we had hoped to use a term which provides a little more clarity such as simply event or function. It is not considered that the

clarification changes the use of the site to a function centre, but simply allows for the service of food and drink to patrons as included in the definition of a winery: “Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises”.

Event held would be events for business or clubs, or for family events or celebrations. I am aware this occurs at other wineries within the Shire of Cardinia. If Council is uncomfortable with the change to the term promotional events, then we will simply retain this term as per the current permits.

Cancellation of previous permits

We are unsure if any of the previous permits can be cancelled given they allowed for development which has been completed, however we are happy to discuss this further with Council to achieve an agreeable / acceptable outcome. We would envisage the omnibus permit would be the “go to” permit which summaries the use and development allowed on the land for the ease of both Council and the owner. It may be necessary to amend any conflicting conditions in previous permits.

Plans

Please find attached a revised set of plans addressing the matters in Council’s letter and our discussions on 4 February 2026.

Holistic explanation

As explained in the application letter dated 23 April 2025, it was suggested to my client by Council that he seek an omnibus type permit which would consolidate the existing permits issued and address any buildings for which a permit has not been granted. The current permits are set out in the table below:

Planning Permit No:	Allows For:	Date Issued:
T020544-1	The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.	3 Dec 2003 as amended 23 Nov 2017
T970503 - 2	The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans.	26 Nov 1998 as amended 3 Mar 2016
T000931	Use and development of the land for extending an existing winery building	6 Dec 2000
T060798	The development of the land for the purpose of buildings and works that include a concrete apron area.	4 Jun 2007
T110713	The development of the land for the purpose of a store (outbuilding), generally in accordance with the approved plan/s.	15 Jun 2012
T190508	Buildings and works associated with an existing winery.	29 Jan 2020

The buildings for which retrospective approval is sought under the current application is for Building 1 and the eastern verandah on Building 5.

Regards

[Redacted signature block]


Cardinia
ADVERTISED MATERIAL
Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act, 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The permits relevant to the site are shown in the table below:

Planning Permit Number:	Allows For:	Date Issued:
T020544-1	The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.	3 Dec 2003 as amended 23 Nov 2017
T970503 - 2	The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans	26 Nov 1998 as amended 3 Mar 2016
T000931	Use and development of the land for extending an existing winery building	6 Dec 2000
T060798	The development of the land for the purpose of buildings and works that include a concrete apron area.	4 Jun 2007
T110713	The development of the land for the purpose of a store (outbuilding), generally in accordance with the approved plan/s.	15 Jun 2012
T190508	Buildings and works associated with an existing winery	29 Jan 2020

T020544-1 (VCAT) and T970503-2 are the two overarching permits dealing with the use of the winery, whereas the remaining permits are for additional buildings and works.

Table 1 on the next page compares the conditions in T020544-1 and T970503-2 and proposes a condition and/ or changes are part of the proposed omnibus permit.



Cardinia

ADVERTISED MATERIAL

Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Table 1

T020544-1		T970503-2		Omnibus Comments in red, proposed condition in black
1	Amended plans	1	Amended plans	Plans to be endorsed as part of permit. No amended plans condition required.
2	The location and dimensions of the building and works on the site, the materials to be used and the landscaping, as shown on the endorsed plans, must not be altered or modified without the written consent of the Responsible Authority.	2	The layout of the site and the size of the proposed buildings and works, as shown on the approved plan, shall not be altered or modified without the consent in writing of the Responsible Authority.	Condition as per T020544-1
3	3. Prior to the 28 February, 2004 or such a later date that the Responsible Authority may approve: h) The winery must be connected to a waste water and stormwater disposal system, the waste water system to be designed in accordance with the recommendations of SW Harrison as set out in the report dated 8 November, 2003 and tendered at the hearing of Applications for Review P91/2003 and P173/2003. i) The crossover to Alber Road must be constructed.		No similar condition	System has been installed. Condition modified to reflect ongoing use of system. The winery must be connected to a waste water system in accordance with the recommendations of SW Harrison as set out in the report dated 8 November 2003.
4	The eight car parking spaces depicted on the endorsed plans must be provided before the new shedding of the tourist accommodation is occupied and must be maintained thereafter to the satisfaction of the Responsible Authority.	3	The buildings must not be occupied and the uses must not be commenced until the areas set aside for car parking and access lanes as shown on the approved plan/s have been: a) paved with crushed rock or gravel or adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of sub grade and vehicles which will use the areas; b) drained; c) treated to prevent dust emissions; to the satisfaction of the Responsible Authority. The car parking area shall be maintained in accordance with these requirements once constructed.	Change to reflect existing carpark. The areas set aside for car parking and access lanes as shown on the approved plan/s must be: a) paved with crushed rock or gravel or adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of sub grade and vehicles which will use the areas; b) drained; c) treated to prevent dust emissions; to the satisfaction of the Responsible Authority. The car parking area shall be maintained in accordance with these requirements.



Cardinia
ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

5	The landscaping shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority within 12 months of the date of this permit or such extended period that the Responsible Authority may approve having regard to seasonal planting requirements. Thereafter all landscaping must be maintained and where necessary renewed to the satisfaction of the Responsible Authority.	12	Within three (3) months of the completion of the building, the area between the barn and the western boundary must be planted with trees and shrubs indigenous to the area. Once planted the trees and shrubs must be maintained in a healthy condition to the satisfaction of the Responsible Authority.	There is no current endorsed landscape plan that we are aware of. Suggest that no condition is required.
6	Production from the winery must not exceed 200 tonnes per annum except with the further written consent of the Responsible Authority.	6	In every year no more than thirty (30) tons of produce may be processed on the land and no more than twenty thousand (20,000) bottles may be sold either through the cellar door outlet or sold wholesale from the property without the further written permission of the Responsible Authority.	There is a conflict between the two existing permits with my clients understanding that limit was always 200 tonnes per annum as per the permit issued by VCAT. There should be no limit on bottle numbers as this will be determined by the tonnage limit. Condition as per T020544-1.
7	No more than three persons shall be occupied or employed in the operation of the winery except with the further written approval of the Responsible Authority.	5	No more than three (3) persons shall be occupied or employed in the operation of the industry without the further written permission of the Responsible Authority.	The nature of a winery operation is seasonal and will require higher numbers of staff at different times throughout the year and on peak wine tasting days such as a sunny Sunday. Restricting staff numbers to 3 people is unrealistic. We believe 6 people is a more appropriate number covering the majority of the year with permission to be sought for additional people. No more than six (6) persons shall be occupied or employed in the operation of the winery except with the further written approval of the Responsible Authority.
8	All grape skins residue, leaves stems and seeds left over after pressing must be removed from the land within seven days from the date of pressing and stored during this period in covered containers to the satisfaction of the Responsible Authority.		No similar condition	Condition as per T020544-1.
9	The waste water disposal system must be operated so that all waste water is disposed of within the boundaries of the land to the satisfaction of the Responsible Authority.	10	Any wastewater produced is to be disposed of in a manner approved by the Responsible Authority.	Condition as per T020544-1.



Cardinia

ADVERTISED MATERIAL

Planning Application: T230523

Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

10	In order to protect the soil structure and permeability of soils to be irrigated using the treated waste water, a top dressing of gypsum must be applied to irrigated areas before the end of the irrigation season in any year, to the satisfaction of the Responsible Authority.		No similar condition	Condition as per T020544-1.
11	Any stormwater not disposed of on the land must be conveyed by means of drains to the satisfactory points or areas of discharge approved by the Responsible Authority so as not to have detrimental effect on the environment or the health and welfare of nearby property owners.	11	All stormwater discharged from the site must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority so that it will not detrimentally effect the health and welfare of the community or prejudicially affect the amenity of the locality.	Condition as per T020544-1.
12	The area under the verandah attached to the western side of the existing building as depicted on the endorsed plans must not be used for the purpose of storage.		No similar condition	Delete the condition. Since the permit was issued, the neighbouring property to the west has been purchased and forms part of the winery operation, therefore any perceived amenity impacts at the time the permit was issued have been removed.
13	The loading and unloading of vehicles and the delivery of goods to and from the premises must be carried out at all times entirely within the site.	13	The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried on entirely within the site and be so conducted as to cause minimum interference with other traffic.	Condition as per T020544-1.
14	All deliveries – other than the delivery of grapes during the harvest period – may only take place between 8.00am and 6.00pm. Grape delivery during the harvest period may extend through to 8.30pm.		No similar condition	Condition as per T020544-1.
15	The crushing of grapes must not occur after 9.00pm and before 8.00am on any day.		No similar condition	Condition as per T020544-1.
16	Noise levels from the site must not exceed the permissible levels specified in the relevant State (sic) Environment Protection Policy or Environment Protection Authority Guideline and noise levels other than grape harvesting operations must not exceed 40 dB(A) at the southern boundary of the property during the		No similar condition	Condition as per T020544-1.



Cardinia

ADVERTISED MATERIAL

Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that the information is for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



ADVERTISED MATERIAL

Planning Application: T230523

Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

	daytime or evening period and 32dB(A) during the night-time period (10.00pm to 7.00am).			
17	No external sound amplification equipment or loudspeakers may be used for the purpose of announcements, broadcasts, playing of music or similar purposes, to the satisfaction of the Responsible Authority.			Condition as per T020544-1.
18	The manager/operator must take all necessary steps to ensure that no noise or other disturbance emanates from the premises that would be likely to cause a nuisance to the adjoining occupiers or a detriment to the amenity of the neighbourhood.		No similar condition	Condition as per T020544-1.
19	The amenity of the area must not be detrimentally affected by the use or development through the: a) Transport of materials, goods or commodities to or from the land; b) The appearance of any building, works or materials – including storage of materials; c) Emissions of noise, artificial light, vibrations, fumes, odour, smoke, agricultural sprays, vapour, steam, soot, ash, waste water waste products, grit or oli (sic)15, or d) Presence of vermin.	15	The amenity of the area must not be detrimentally affected by the use or development, through the: a) Transport of materials, goods or commodities to or from the land; b) Appearance of any building, works or materials; c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or d) Presence of vermin	Condition as per T020544-1 with typo correction for the spelling of oil.
20	No advertising signs shall be erected painted or displayed on the land or on any nearby road without the written permission of the Responsible Authority.	16	No advertising sign shall be erected, painted or displayed on the land or any nearby road without the permission of the Responsible Authority.	Condition as per T020544-1.
21	All external materials must be of low reflectivity and of subdued colours and be maintained to the satisfaction of the Responsible Authority.		No similar condition	Condition as per T020544-1.
22	The sale of wine form (sic) the premises associated with the use may only occur between the hours of: Monday – Friday 9.00am to 6.00pm Saturday & Public Holidays 9.00am to 8.00pm Sunday 10.00am to 6.00pm	4	a) The sale of wine from the premises associated with the use may only occur between the hours of: Monday – Friday 9:00am to 6:00pm Saturday & Public Holidays 9:00am to 8:00pm Sunday 10:00am to 6:00pm	Condition generally as per T020544-1 which is similar to T970503-2 with a few changes. The sale of wine should be changed to “the sale of wine (including the serving of food and drinks)”. Literal interpretation of existing condition is that only bottles of wine can be sold. Wine tasting involve patrons tasting (and

	<p>Notwithstanding the above, the premises may also be open to the public until 11.00pm for promotional events or the like on twenty-four (24) occasions only per annum. During these times:</p> <ul style="list-style-type: none"> • No more than fifty (50) patrons may be in attendance; • No alcohol may be consumed in outdoor areas after 9.00pm; and • The use of machinery (including, but not limited to, forklifts & manufacturing machinery/equipment) is prohibited, except in accordance with the conditions of Planning Permit T020544. 		<p>b) Notwithstanding the above, the premises may also be open to the public until 11:00pm for promotional events or the like on, no more than twenty four (24) occasions per annum.</p> <p>c) During the times referred to in 4b):</p> <ol style="list-style-type: none"> No more than fifty (50) patrons may be in attendance; No alcohol may be consumed in outdoor areas after 9:00pm; and The use of machinery (including, but not limited to, forklifts & manufacturing machinery/equipment) is prohibited, except in accordance with the conditions of Planning Permit T020544; and The permit holder must maintain a log of the dates, nature of events and the hours of being open to the public, and must provide the log to the Responsible Authority upon request, and within 15 days of the end of each quarter, namely Quarter 1 – January – March, Quarter 2 – April – June, Quarter 3 – July – September, Quarter 4 – October to December, of each calendar year.4. 	<p>hopefully purchasing wine) as well as the service of food and drink which is how the winery has always operated. This is consistent with the definition of a winery: “Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises”.</p> <p>We would also like to clarify that “promotional events or the like” would comprise functions consistent with the patron and time limit conditions of the permit.</p> <p>The log in T970503-2 is onerous and unnecessary. We are unaware of any issues with events being held at the winery or of any request for the log by Council since this was required in March 2016.</p> <p>The sale of wine (including the serving of food and drinks) from the premises associated with the use may only occur between the hours of: Monday – Friday 9.00am to 6.00pm Saturday & Public Holidays 9.00am to 8.00pm Sunday 10.00am to 6.00pm</p> <p>Notwithstanding the above, the premises may also be open to the public until 11.00pm for promotional events or functions on twenty-four (24) occasions only per annum. During these times:</p> <ul style="list-style-type: none"> • No more than fifty (50) patrons may be in attendance; • No alcohol may be consumed in outdoor areas after 9.00pm; and • The use of machinery (including, but not limited to, forklifts & manufacturing machinery/equipment) is prohibited, except in accordance with the conditions of Planning Permit T020544.
23	Permit expiry	18	Permit expiry	Need to reflect omnibus permit and the fact that the use has commenced and the buildings and works have been undertaken.
	No similar condition	7	Prior to the commencement of works plans which provide details of the processing and	We are not aware of such plan having every been provided or being followed up by Council. It is unclear why such



Cardinia

ADVERTISED MATERIAL

Planning Application: T230523

Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

			bottling area must be provided to the satisfaction of the Responsible Authority.	detail is required for a winery. The condition should be deleted.
	No similar condition	8	The premises are to be constructed so as to comply with the Food Act and the requirements of the Responsible Authority.	Condition as per T970503-2.
	No similar condition	9	The premises must be registered with Responsible Authority as a food premises.	Condition as per T970503-2.
	No similar condition	14	All external floodlighting should be effectively hooded to eliminate light spillage onto neighbouring properties.	Condition as per T970503-2.
	No similar condition	17	Only wine which is processed on the land may be sold from the premises.	Condition as per T970503-2.



ADVERTISED MATERIAL

Planning Application: T230523

Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

AMENDED PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T970503 - 2

ADDRESS OF THE LAND: L2 PS400704, 1 Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS: The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans

Date amended:	What has been amended?	Responsible Authority
3 March 2016	Condition 4 amended and condition 14 added Conditions 15-18 renumbered accordingly	Cardinia Shire Council
26 November 1998	Altering Condition 4 and adding an additional Condition	Cardinia Shire Council

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

- The use and development must not be commenced until three (3) copies of amended plans have been submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions. The plans must be submitted within two (2) years of the date of the permit. When approved the plans will form part of the permit. The plans must be generally in accordance with the submitted plans but modified to show car parking facilities which can accommodate four (4) visitor car spaces to the satisfaction of the Responsible Authority.
- The layout of the site and the size of the proposed buildings and works, as shown on the approved plan, shall not be altered or modified without the consent in writing of the Responsible Authority.
- The buildings must not be occupied and the uses must not be commenced until the areas set aside for car parking and access lanes as shown on the approved plan/s have been:
 - paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of sub grade and vehicles which will use the areas;
 - drained;
 - treated to prevent dust emissions;

to the satisfaction of the Responsible Authority. The car parking area shall be maintained in accordance with these requirements once constructed.
- The sale of wine from the premises associated with the use may only occur between the hours of:

Monday – Friday	9:00am to 6:00pm
Saturday & Public Holidays	9:00am to 8:00pm
Sunday	10:00am to 6:00pm
 - Notwithstanding the above, the premises may also be open to the public until 11:00pm for promotional events or the like on, no more than twenty four (24) occasions per annum.
 - During the times referred to in 4b):



Date Issued: 26 November 1998
Date Amended: 3 March 2016

Signature for the Responsible Authority:
Page 1 of 5

Samatha Zambler

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

AMENDED PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T970503 - 2

ADDRESS OF THE LAND:
ADVERTISED MATERIAL
THIS PERMIT ALLOWS:

L2 PS400704, 1 Alber Road, Beaconsfield Upper Victoria 3808

The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Date amended:	What has been amended?	Responsible Authority
3 March 2016	Condition 4 amended and condition 14 added Conditions 15-18 renumbered accordingly	Cardinia Shire Council
26 November 1998	Altering Condition 4 and adding an additional Condition	Cardinia Shire Council

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

- i. No more than fifty (50) patrons may be in attendance;
 - ii. No alcohol may be consumed in outdoor areas after 9:00pm; and
 - iii. The use of machinery (including, but not limited to, forklifts & manufacturing machinery/equipment) is prohibited, except in accordance with the conditions of Planning Permit T020544; and
 - iv. The permit holder must maintain a log of the dates, nature of events and the hours of being open to the public, and must provide the log to the Responsible Authority upon request, and within 15 days of the end of each quarter, namely Quarter 1 – January – March, Quarter 2 – April – June, Quarter 3 – July – September, Quarter 4 – October to December, of each calendar year.4.
5. No more than three (3) persons shall be occupied or employed in the operation of the industry without the further written permission of the Responsible Authority.
 6. In every year no more than thirty (30) tons of produce may be processed on the land and no more than twenty thousand (20,000) bottles may be sold either through the cellar door outlet or sold wholesale from the property without the further written permission of the Responsible Authority.
 7. Prior to the commencement of works plans which provide details of the processing and bottling area must be provided to the satisfaction of the Responsible Authority.
 8. The premises are to be constructed so as to comply with the Food Act and the requirements of the Responsible Authority.
 9. The premises must be registered with Responsible Authority as a food premises.
 10. Any wastewater produced is to be disposed of in a manner approved by the Responsible Authority.
 11. All stormwater discharged from the site must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority so that it will not detrimentally effect the health and welfare of the community or prejudicially affect the amenity of the locality.

Date Issued: 26 November 1998

Date Amended: 3 March 2016

Signature for the Responsible Authority:



Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

AMENDED PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T970503 - 2

ADDRESS OF THE LAND: L2 PS400704, 1 Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS: The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans

Date amended:	What has been amended?	Responsible Authority
3 March 2016	Condition 4 amended and condition 14 added Conditions 15-18 renumbered accordingly	Cardinia Shire Council
26 November 1998	Altering Condition 4 and adding an additional Condition	Cardinia Shire Council

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

12. Within three (3) months of the completion of the building, the area between the barn and the western boundary must be planted with trees and shrubs indigenous to the area. Once planted the trees and shrubs must be maintained in a healthy condition to the satisfaction of the Responsible Authority.
13. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried on entirely within the site and be so conducted as to cause minimum interference with other traffic.
14. All external floodlighting should be effectively hooded to eliminate light spillage onto neighbouring properties.
15. The amenity of the area must not be detrimentally affected by the use or development, through the:
 - a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - d) Presence of vermin
16. No advertising sign shall be erected, painted or displayed on the land or any nearby road without the permission of the Responsible Authority.
17. Only wine which is processed on the land may be sold from the premises.
18. This permit will expire if.
 - a) the use and development is not commenced within **two (2) years** of the date of this permit; or
 - b) the development is not completed within **four (4) years** of the date of this permit.

The Responsible Authority may extend the periods referred to, if a request is made in writing before the permit expires or within three (3) months afterwards.



Date Issued: 26 November 1998
Date Amended: 3 March 2016

Signature for the Responsible Authority:
Page 3 of 5

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

AMENDED PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T970503 - 2

ADDRESS OF THE LAND: L2 PS400704, 1 Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS: The use and development of the land as a Rural Industry (Winery) (extension of hours for the sale of wine), generally in accordance with the approved plans

Date amended:	What has been amended?	Responsible Authority
3 March 2016	Condition 4 amended and condition 14 added Conditions 15-18 renumbered accordingly	Cardinia Shire Council
26 November 1998	Altering Condition 4 and adding an additional Condition	Cardinia Shire Council

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.



Date Issued: 26 November 1998

Date Amended: 3 March 2016

Signature for the Responsible Authority:

Page 4 of 5

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - ii. The date on which it was issued, in any other case.
-

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified within two years after the issue of the permit.
- c) The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- d) The use is discontinued for a period of two (2) years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in [section 6A\(2\) of the *Planning and Environment Act 1987*](#), or to any combination of use, development or any of those circumstances requires the certification of a plan under the [Subdivision Act 1988](#), unless the permit contains a different provision:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789



PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T020544-1

ADDRESS OF THE LAND: Lot 2 P400704, Alber Road, Beaconsfield Upper Victoria 3808

**THIS PERMIT ALLOWS:
ADVERTISED MATERIAL**

Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

Date amended:	What has been amended?
9 September 2010	VCAT order to amend the permit by the deletion of Condition 1 (f), change the wording of condition 1 (e) and renumber condition accordingly.
23 November 2017	Addition of conditions relating to trading hours and renumber the conditions amended under Section 71 – Correction of Mistakes

1. Before the use or any development of the land authorised by this permit is commenced amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed as evidence of their approval. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with plans submitted with the application and prepared by James Crockford and Associates Job No. 020701 Sheets 1 to 3 but amended to show:
 - a) A property scaled site layout and landscape plan as shown on the Landscape Victoria plans tabled in the hearing of Applications for Review P91/2003 and P173/2003 Job No. P0917.
 - b) The use of a gabled roof design for the new shedding with the use of stone cladding to walls facing south and towards the existing dwelling.
 - c) The construction of a crossover from Alber Road onto the land in accordance with specifications approved by the Responsible Authority.
 - d) The existing driveway surfaced in recycled bitumen road metal or other material to the satisfaction of the Responsible Authority.
 - e) The location of all stormwater and waste water treatment and storage facilities as described in the report by S Harrison dated 28 November 2005 – including the addition of 22.5 kilolitre holding tank for stormwater with a first flush diversion system to the waste water system.
 - f) A revised schedule of plant species including trees, large shrubs, ground covers and small shrubs to the satisfaction of the Responsible Authority.
 - g) Provision for eight car parking spaces to serve the winery and tourist accommodation.
2. The location and dimensions of the building and works on the site, the materials to be used and the landscaping, as shown on the endorsed plans, must not be altered or modified without the written consent of the Responsible Authority.

Date Issued: 3 December 2003

Date Corrected: 23 November 2017

Signature for the Responsible Authority:

Page 1 of 5



Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T020544-1

ADDRESS OF THE LAND: Lot 2 P400704, Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS:

Cardinia

ADVERTISED MATERIAL

Planning Application: T230523

Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination of this document is at your own risk.

The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

3. Prior to the 28 February, 2004 or such a later date that the Responsible Authority may approve:
 - h) The winery must be connected to a waste water and stormwater disposal system, the waste water system to be designed in accordance with the recommendations of SW Harrison as set out in the report dated 8 November, 2003 and tendered at the hearing of Applications for Review P91/2003 and P173/2003.
 - i) The crossover to Alber Road must be constructed.
4. The eight car parking spaces depicted on the endorsed plans must be provided before the new shedding of the tourist accommodation is occupied and must be maintained thereafter to the satisfaction of the Responsible Authority.
5. The landscaping shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority within 12 months of the date of this permit or such extended period that the Responsible Authority may approve having regard to seasonal planting requirements. Thereafter all landscaping must be maintained and where necessary renewed to the satisfaction of the Responsible Authority.
6. Production from the winery must not exceed 200 tonnes per annum except with the further written consent of the Responsible Authority.
7. No more than three persons shall be occupied or employed in the operation of the winery except with the further written approval of the Responsible Authority.
8. All grape skins residue, leaves stems and seeds left over after pressing must be removed from the land within seven days from the date of pressing and stored during this period in covered containers to the satisfaction of the Responsible Authority.
9. The waste water disposal system must be operated so that all waste water is disposed of within the boundaries of the land to the satisfaction of the Responsible Authority.
10. In order to protect the soil structure and permeability of soils to be irrigated using the treated waste water, a top dressing of gypsum must be applied to irrigated areas before the end of the irrigation season in any year, to the satisfaction of the Responsible Authority.
11. Any stormwater not disposed of on the land must be conveyed by means of drains to the satisfactory points or areas of discharge approved by the Responsible Authority so as not to have detrimental effect on the environment or the health and welfare of nearby property owners.
12. The area under the verandah attached to the western side of the existing building as depicted on the endorsed plans must not be used for the purpose of storage.

Date Issued: 3 December 2003

Date Corrected: 23 November 2017

Signature for the Responsible Authority:

Page 2 of 5



Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T020544-1

ADDRESS OF THE LAND: Lot 2 P400704, Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS: The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

13. The loading and unloading of vehicles and the delivery of goods to and from the premises must be carried out at all times entirely within the site.
14. All deliveries – other than the delivery of grapes during the harvest period – may only take place between 8.00am and 6.00pm. Grape delivery during the harvest period may extend through to 8.30pm.
15. The crushing of grapes must not occur after 9.00pm and before 8.00am on any day.
16. Noise levels from the site must not exceed the permissible levels specified in the relevant State Environment Protection Policy or Environment Protection Authority Guideline and noise levels other than grape harvesting operations must not exceed 40 dB(A) at the southern boundary of the property during the daytime or evening period and 32dB(A) during the night-time period (10.00pm to 7.00am).
17. No external sound amplification equipment or loudspeakers may be used for the purpose of announcements, broadcasts, playing of music or similar purposes, to the satisfaction of the Responsible Authority.
18. The manager/operator must take all necessary steps to ensure that no noise or other disturbance emanates from the premises that would be likely to cause a nuisance to the adjoining occupiers or a detriment to the amenity of the neighbourhood.
19. The amenity of the area must not be detrimentally affected by the use or development through the:
 - a) Transport of materials, goods or commodities to or from the land:
 - b) The appearance of any building, works or materials – including storage of materials:
 - c) Emissions of noise, artificial light, vibrations, fumes, odour, smoke, agricultural sprays, vapour, steam, soot, ash, waste water waste products, grit or oil, or
 - d) Presence of vermin.
20. No advertising signs shall be erected painted or displayed on the land or on any nearby road without the written permission of the Responsible Authority.
21. All external materials must be of low reflectivity and of subdued colours and be maintained to the satisfaction of the Responsible Authority.



Date Issued: 3 December 2003
Date Corrected: 23 November 2017

Signature for the Responsible Authority:
Page 3 of 5

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T020544-1

ADDRESS OF THE LAND: Lot 2 P400704, Alber Road, Beaconsfield Upper Victoria 3808

THIS PERMIT ALLOWS: The use of the land for the purpose of viticulture and a winery and for the construction of buildings and works associated with the land for use of a bed and breakfast accommodation for a winery, in accordance with the endorsed plan/s.

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

22. The sale of wine from the premises associated with the use may only occur between the hours of:

Monday – Friday	9.00am to 6.00pm
Saturday & Public Holidays	9.00am to 8.00pm
Sunday	10.00am to 6.00pm

Notwithstanding the above, the premises may also be open to the public until 11.00pm for promotional events or the like on twenty-four (24) occasions only per annum. During these times:

- No more than fifty (50) patrons may be in attendance;
- No alcohol may be consumed in outdoor areas after 9.00pm; and
- The use of machinery (including, but not limited to, forklifts & manufacturing machinery/equipment) is prohibited, except in accordance with the conditions of Planning Permit T020544.

23. This permit will expire if:

- a) the development is not commenced within **two (2) years** of the date of this permit; or
- b) the development is not completed within **four (4) years** of the date of this permit.

The Responsible Authority may extend the periods referred to, if a request is made in writing before the permit expires or within three (3) months afterwards.

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.



Date Issued: 3 December 2003
Date Corrected: 23 November 2017
Signature for the Responsible Authority:
Page 4 of 5

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - ii. The date on which it was issued, in any other case.
-

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified within two years after the issue of the permit.
- c) The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- d) The use is discontinued for a period of two (2) years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

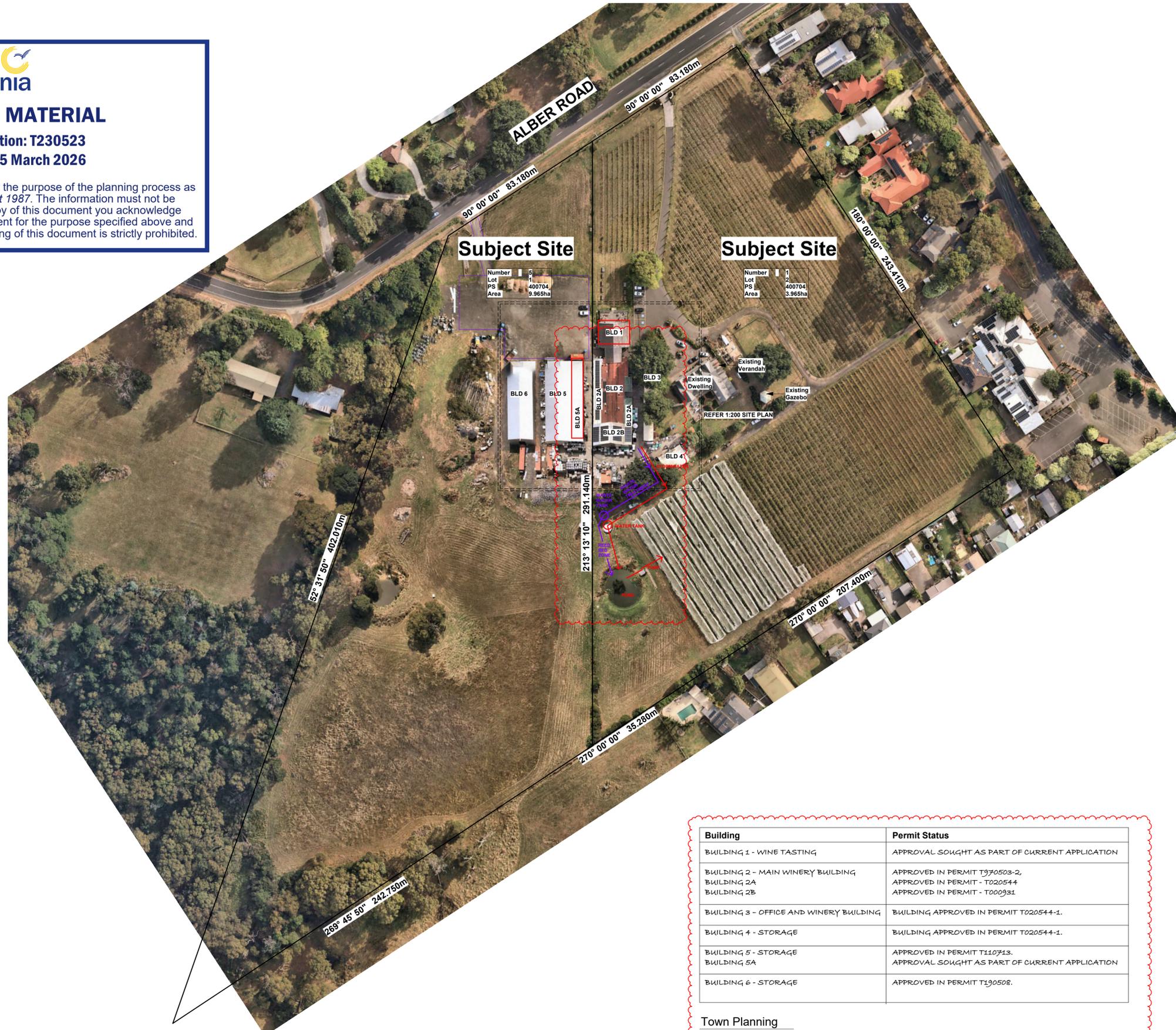
Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789



ADVERTISED MATERIAL

Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Subject Site

Subject Site

Number	5
Lot	1
PS	400704
Area	9.965ha

Number	1
Lot	2
PS	400704
Area	3.966ha

Building	Permit Status
BUILDING 1 - WINE TASTING	APPROVAL SOUGHT AS PART OF CURRENT APPLICATION
BUILDING 2 - MAIN WINERY BUILDING	APPROVED IN PERMIT T370503-2,
BUILDING 2A	APPROVED IN PERMIT - T020544
BUILDING 2B	APPROVED IN PERMIT - T000931
BUILDING 3 - OFFICE AND WINERY BUILDING	BUILDING APPROVED IN PERMIT T020544-1.
BUILDING 4 - STORAGE	BUILDING APPROVED IN PERMIT T020544-1.
BUILDING 5 - STORAGE	APPROVED IN PERMIT T110713.
BUILDING 5A	APPROVAL SOUGHT AS PART OF CURRENT APPLICATION
BUILDING 6 - STORAGE	APPROVED IN PERMIT T130508.

Town Planning
1:100

Notes:
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Sheet Index		
Sheet Number	Sheet Name	Rev.
100 Series - Site Plans		
A100	Site Context Plan 1-1000	C
A101	Site Context Plan 1-200	C
200 Series - Floor Plans		
A200	Existing Floor Plan - GL	C
A201	Existing Floor Plan - GL	C
300 Series - Elevations		
A300	Elevations - Existing	C
A301	Elevations - Existing	C
A302	Elevations - Existing	C
A303	Elevations - Existing	C

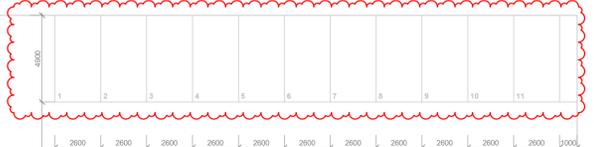
© Copyright 3D Design Group 2024

Revision C		
No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION
B	24.10.25	Town Planning
C	23.2026	RPI-1

Shop B, 42 Main Street, Pakenham, Vic. 3810
Ph (03) 5941 4717
email: sales@3dsg.com.au
web: www.3dsg.com.au

Title: Site Context Plan 1-1000
Job: Proposed Alterations
Name: Carlei Wines
Address: 1 Alber Road, Beaconsfield Upper
Design: Client Sheet Size: A1
Drawn: DM/BE Scale: As indicated
Checked: BE Issue: Discussion
Date: 25.01.2024 Revision: C
Dwg No: 24-000 Sheet No: A100

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION



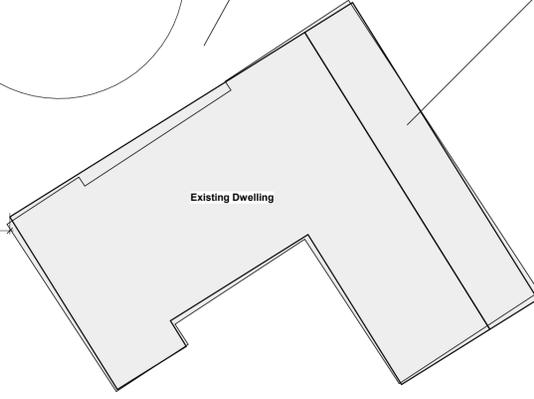
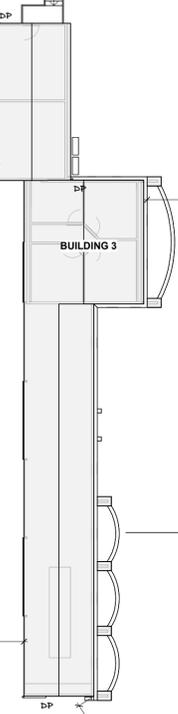
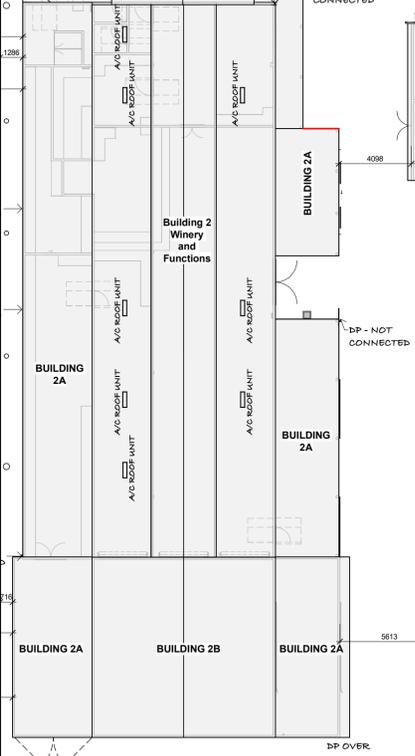
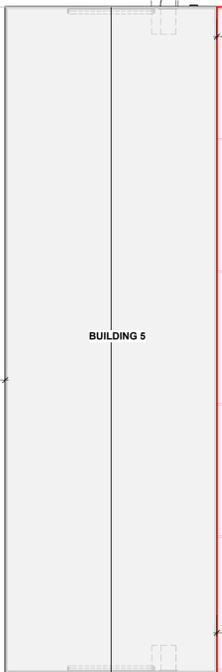
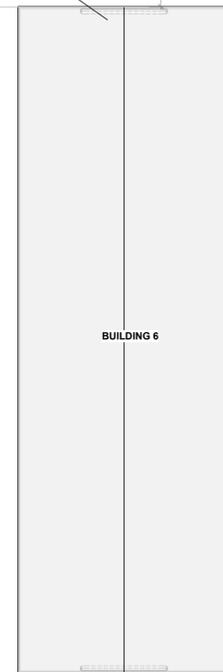
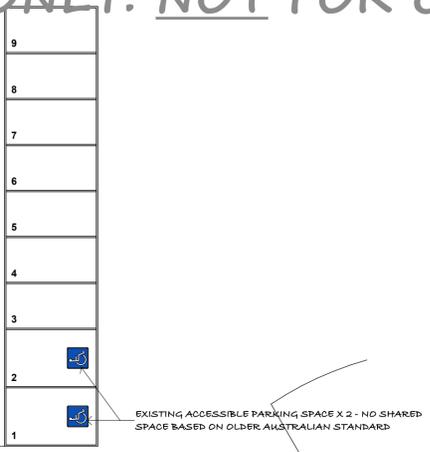
Cardinia

ADVERTISED MATERIAL

Gravel Hardstand Area
 Planning Application 1230526
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

OVERFLOW CAR PARK - 11 Spaces



100 - Site Context Plan 1-200



Buildings with Red Outline are to be approved in current application

Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.

© Copyright 3D Design Group 2024

Revision C		
No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION
B	24.10.25	Town Planning
C	23.2026	RFI-1



Title: Site Context Plan 1-200	
Job: Proposed Alterations	
Name: Carlei Wines	
Address: 1 Alber Road, Beaconsfield Upper	
Design: Client	Sheet Size: A1
Drawn: DM/BE	Scale: 1 : 200
Checked: BE	Issue: Discussion
Date: 25.01.2024	Revision: C
Dwg No: 24-000	Sheet No: A101

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION



PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

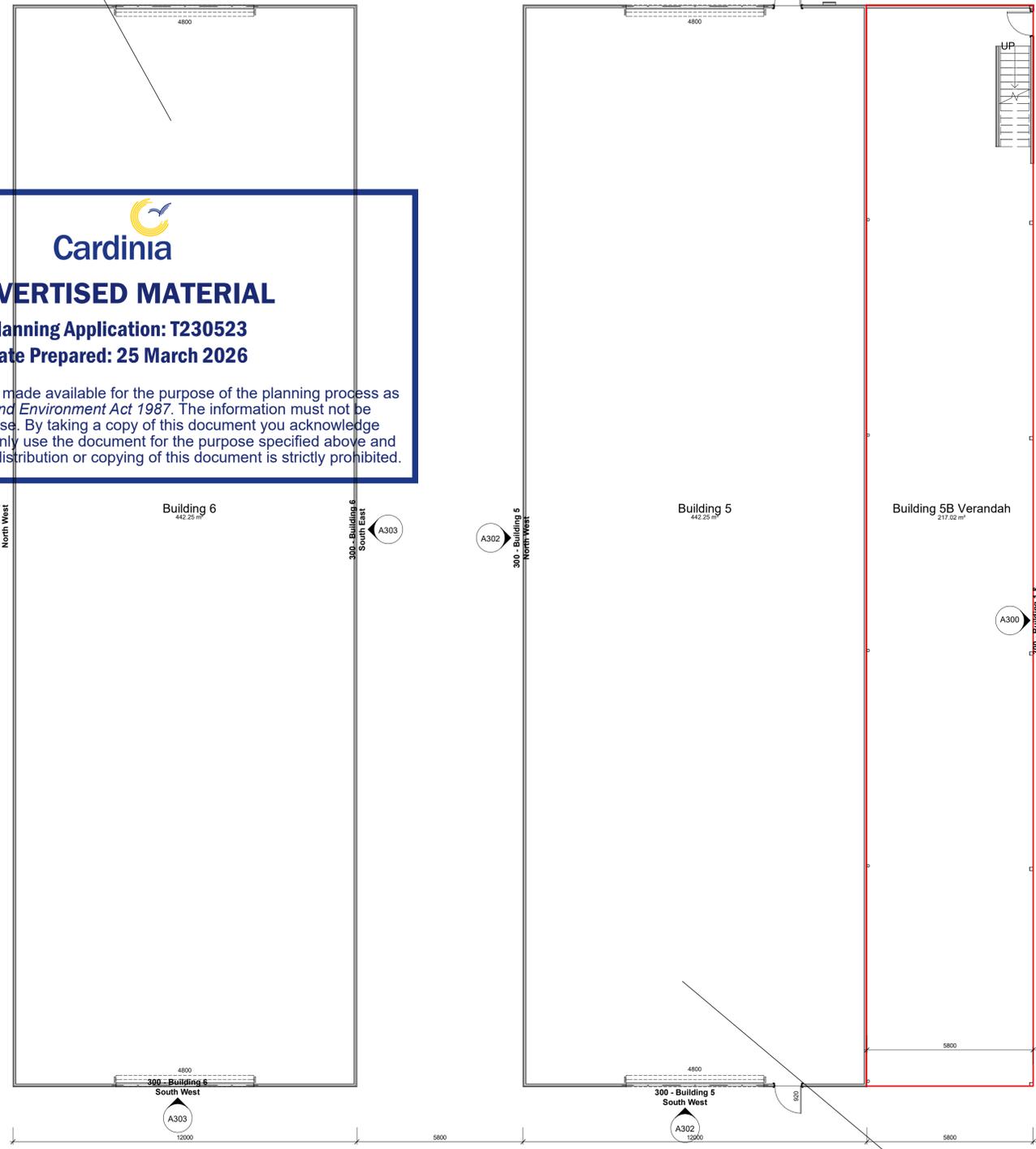
Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



300 - Building 6 North East

Cardinia
ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

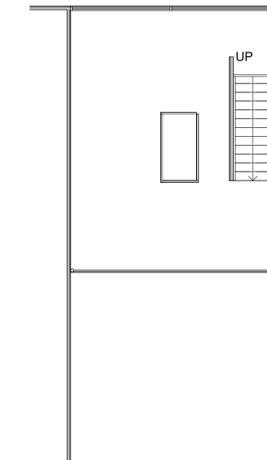


200 - Existing Floor Plan - Buildings 5 & 6

1:100

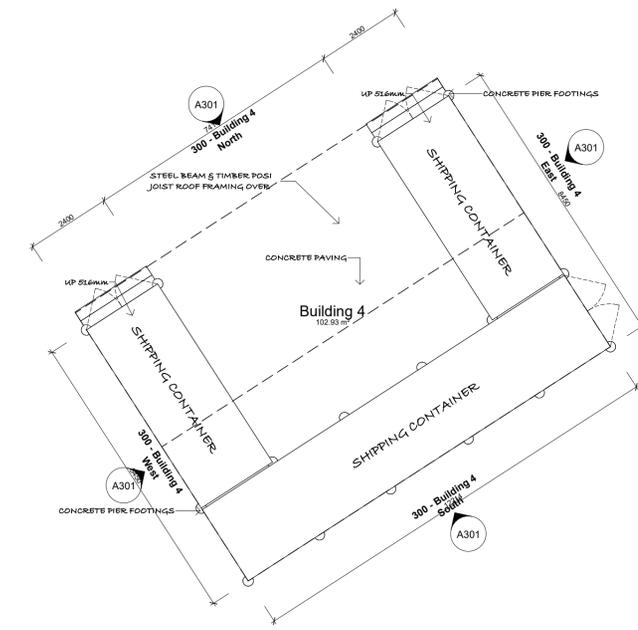


PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION



200 - Existing Floor Plan - Building 5 Mezzanine

1:100



200 - Existing Floor Plan - Building 4

1:100

© Copyright 3D Design Group 2024

Revision C		
No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION
B	24.10.25	Town Planning
C	23.2026	RFI-1



Title: Existing Floor Plan - GL

Job: Proposed Alterations

Name: Carlei Wines

Address: 1 Alber Road, Beaconsfield Upper

Design: Client Sheet Size: A1

Drawn: DM/BE Scale: 1:100

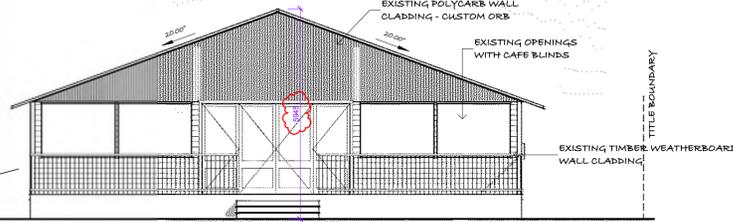
Checked: BE Issue: Discussion

Date: 25.01.2024 Revision: C

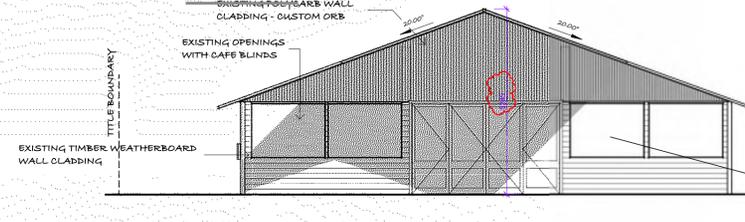
Dwg No: 24-000 Sheet No: A201

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

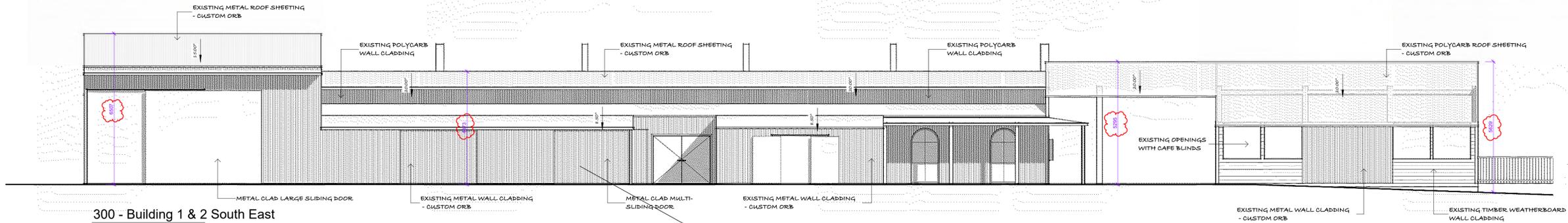
Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



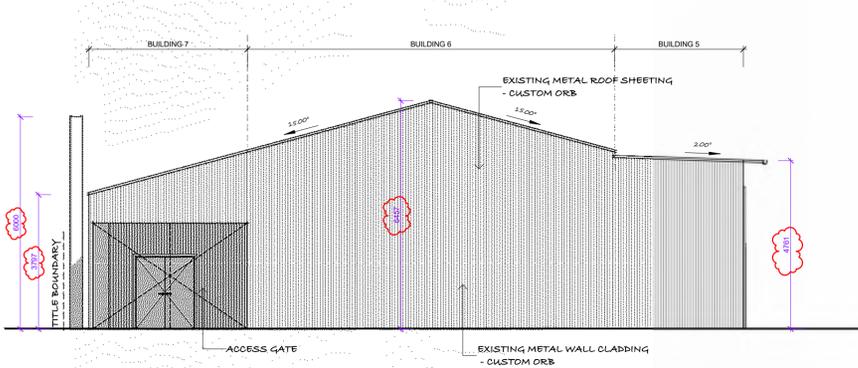
300 - Building 1 North East
1:100



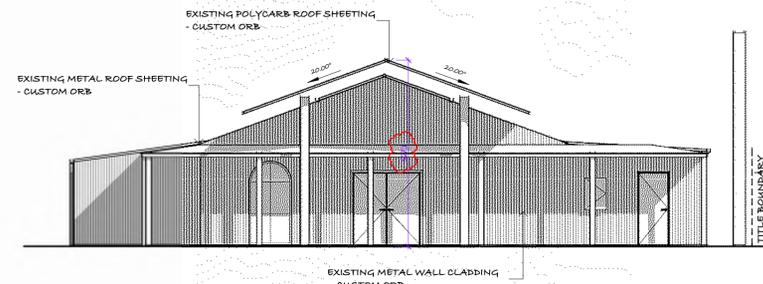
300 - Building 1 South West
1:100



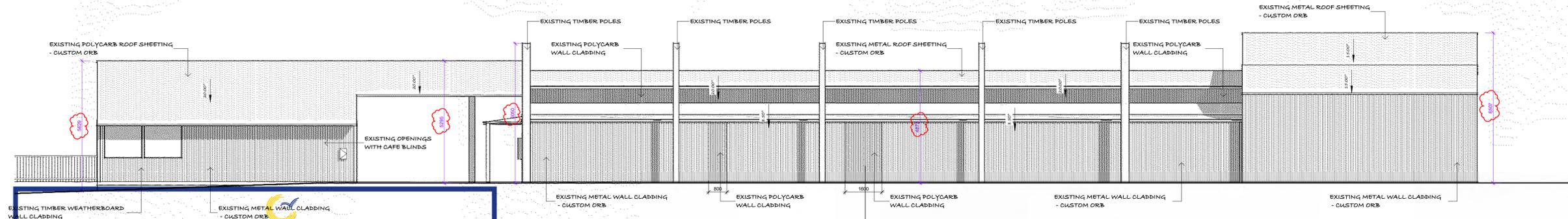
300 - Building 1 & 2 South East
1:100



300 - Building 2 South West
1:100



300 - Building 2 North East
1:100



300 - Building 1 & 2 North West
1:100

Cardinia
 No Cut **ADVERTISED MATERIAL** works approved in existing permits
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Colour Schedule



SHED - ALL ZINCALUME CLADDING
SOME AREAS PAINTED YELLOW



POLYCARBONATE CLADDING

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

© Copyright 3D Design Group 2024

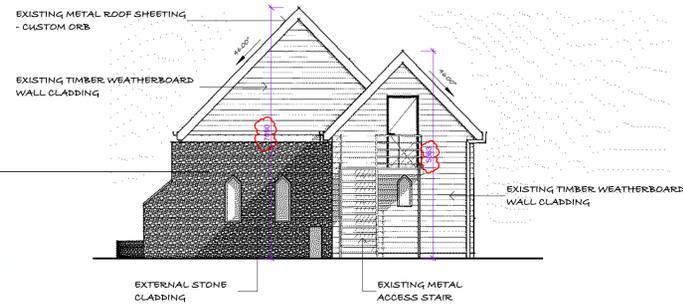
Revision	No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION	
B	24.10.25	Town Planning	
C	23.2026	RPI-1	



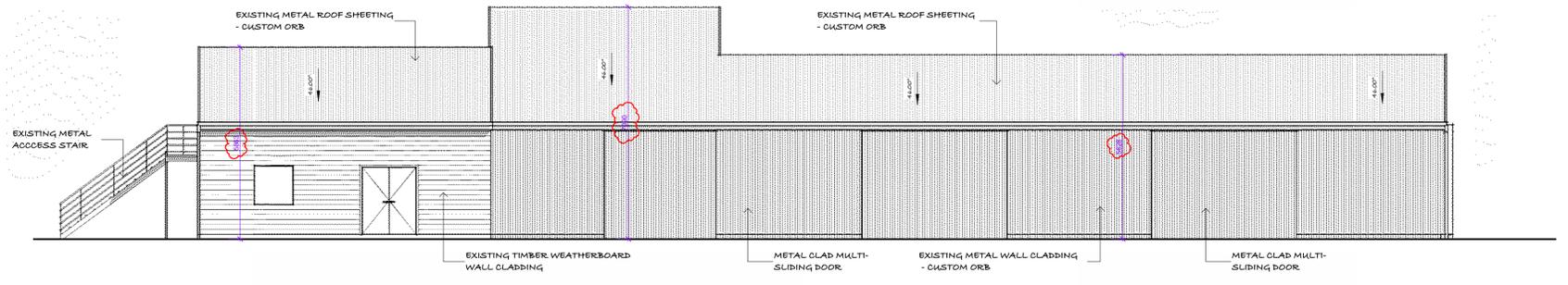
Title:	Elevations - Existing
Job:	Proposed Alterations
Name:	Carlei Wines
Address:	1 Alber Road, Beaconsfield Upper
Design:	Client
Drawn:	DM/BE
Checked:	BE
Date:	25.01.2024
Dwg No:	24-000
Sheet Size:	A1
Scale:	1 : 100
Issue:	Discussion
Revision:	C
Sheet No:	A300

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

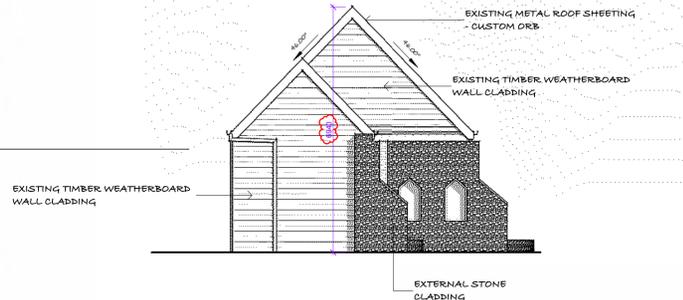
Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



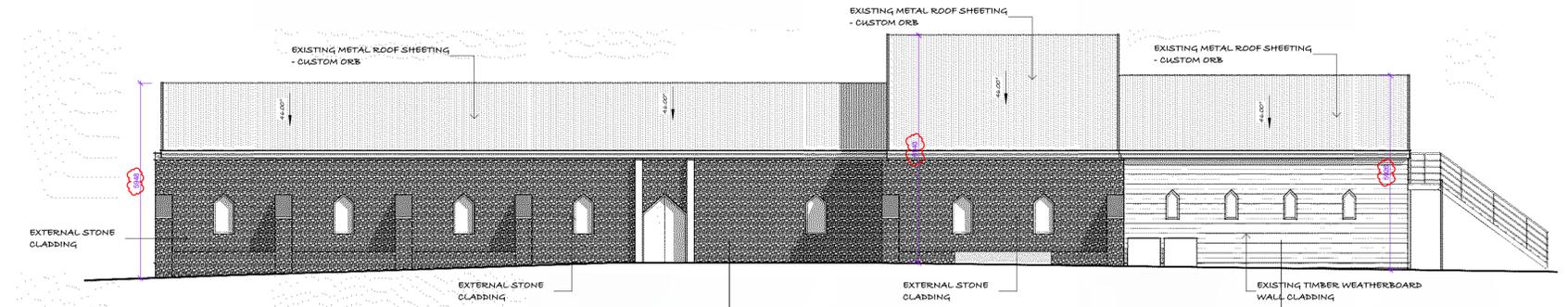
300 - Building 3 North East
1:100



300 - Building 3 North West
1:100

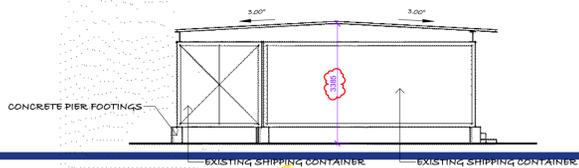


300 - Building 3 South West
1:100



300 - Building 3 South East
1:100

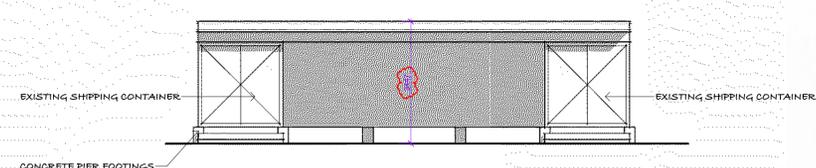
No Cut or Fill works over and above any works approved in existing permits



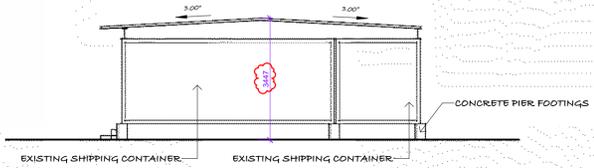
ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

300 - Building 4 South
1:100



300 - Building 4 North
1:100



300 - Building 4 West
1:100



Colour Schedule

WHITE - CUSTOM ORB ROOF

SHED - ALL ZINCALUME CLADDING
SOME AREAS PAINTED YELLOW

SANDESTONE

WHITE WEATHERBOARDS

© Copyright 3D Design Group 2024

Revision C		
No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION
B	24.10.25	Town Planning
C	23.2026	RFI-1

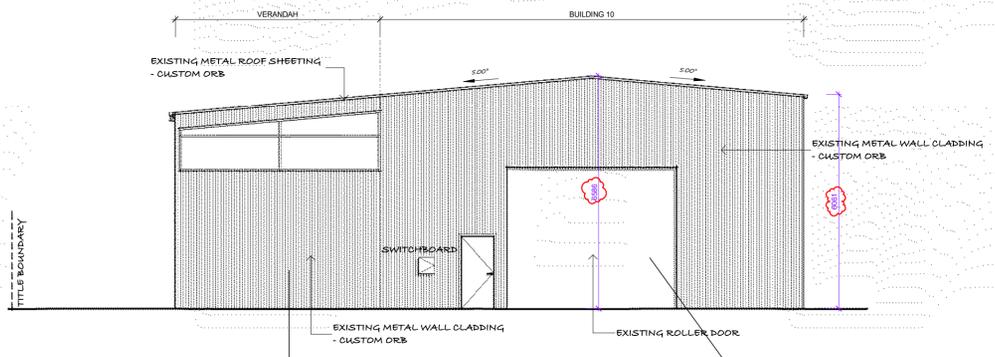
3D DESIGN GROUP
 Shop B, 42 Main Street, Pakenham, Vic. 3810
 Ph (03) 5941 4717
 email: sales@3dsg.com.au
 web: www.3dsg.com.au

Title: Elevations - Existing
 Job: Proposed Alterations
 Name: Carlei Wines
 Address: 1 Alber Road, Beaconsfield Upper
 Design: Client Sheet Size: A1
 Drawn: DM/BE Scale: 1:100
 Checked: BE Issue: Discussion
 Date: 25.01.2024 Revision: C
 Dwg No: 24-000 Sheet No: A301

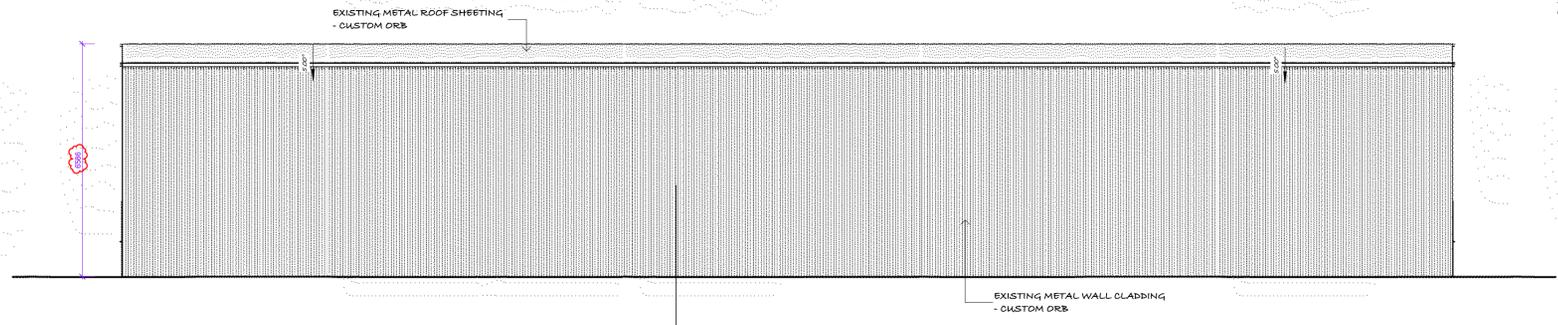
PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



300 - Building 5 North East
1:100



300 - Building 5 North West
1:100

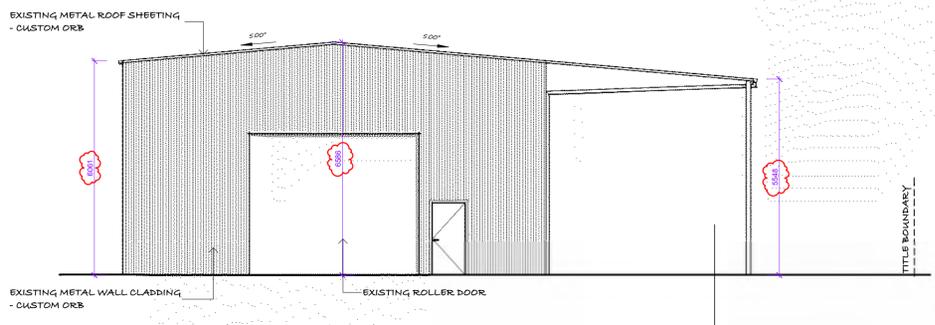


Colour Schedule

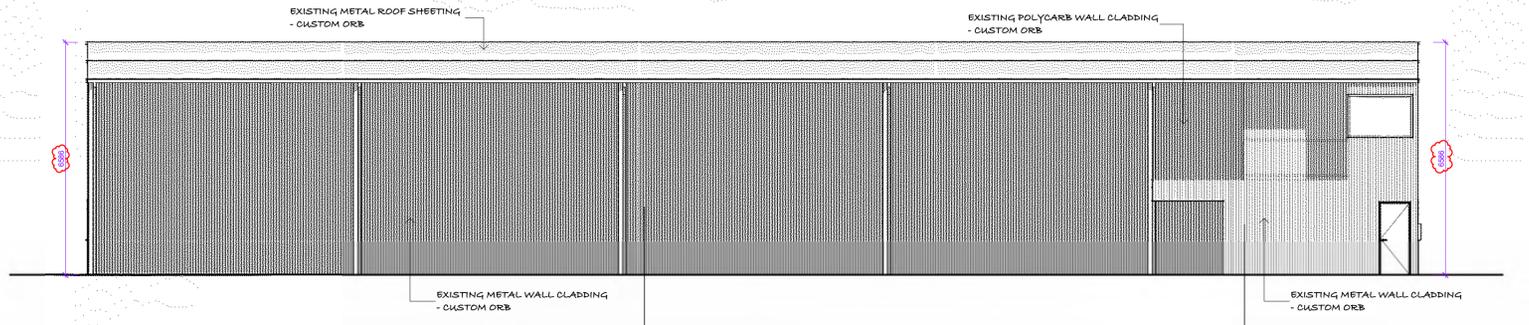


SHED - ALL ZINCALUME CLADDING
 SOME AREAS PAINTED YELLOW

No Cut or Fill works over and above any works approved in existing permits



300 - Building 5 South West
1:100



300 - Building 5 South East
1:100



Cardinia

ADVERTISED MATERIAL

Planning Application: T230523
Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

© Copyright 3D Design Group 2024

Revision C		
No.	Date	Description
A	31.01.24	ISSUED FOR CLIENT DISCUSSION
B	24.10.25	Town Planning
C	23.2026	RPI-1

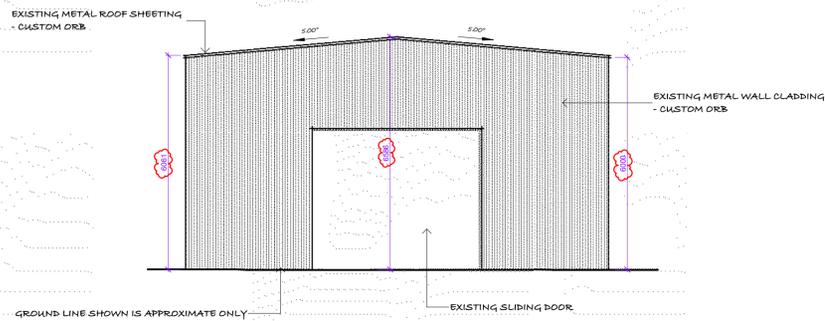


Title:	Elevations - Existing
Job:	Proposed Alterations
Name:	Carlei Wines
Address:	1 Alber Road, Beaconsfield Upper
Design:	Client
Drawn:	DM/BE
Checked:	BE
Date:	25.01.2024
Dwg No:	24-000
Sheet Size:	A1
Scale:	1 : 100
Issue:	Discussion
Revision:	C
Sheet No:	A302

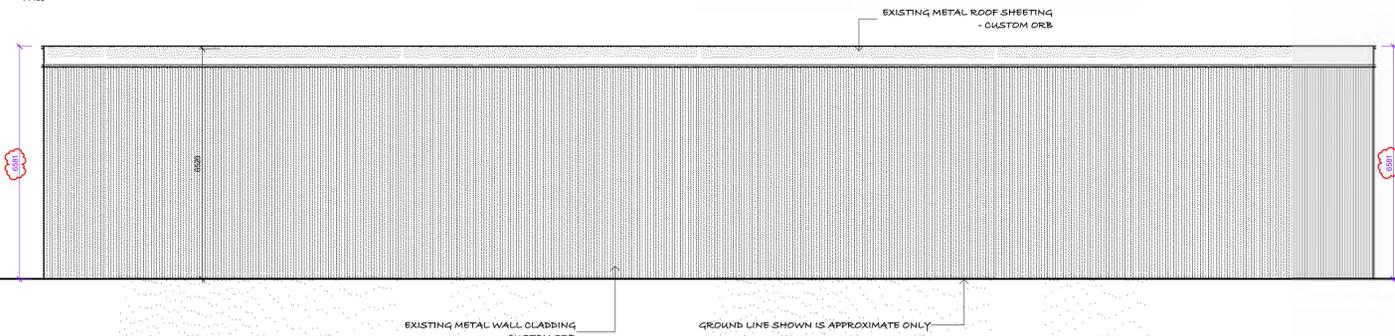
PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

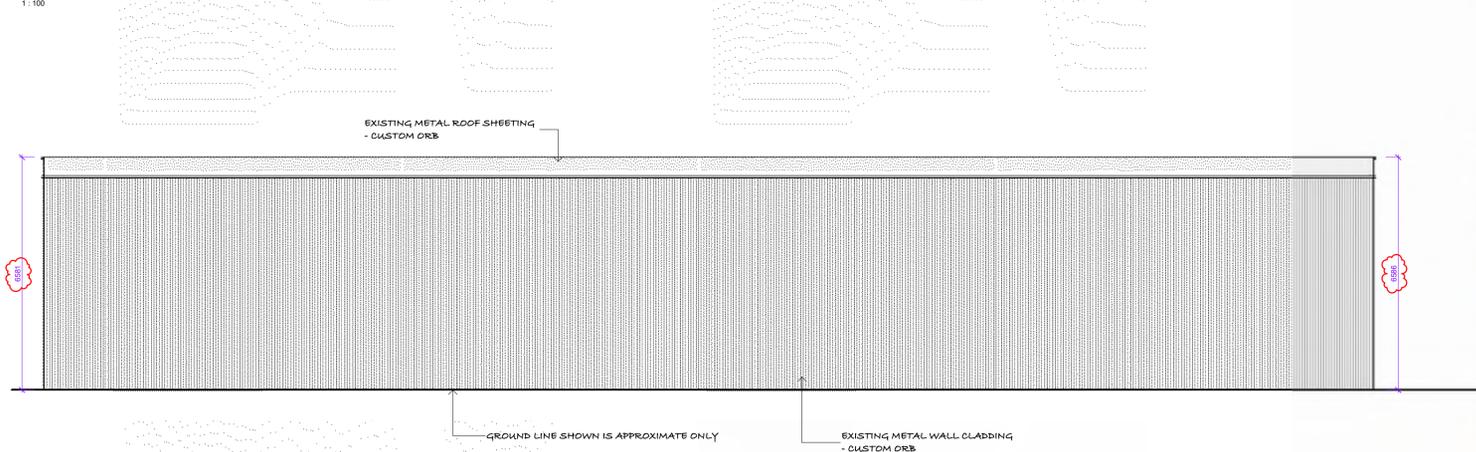
Notes:
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.
 Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.



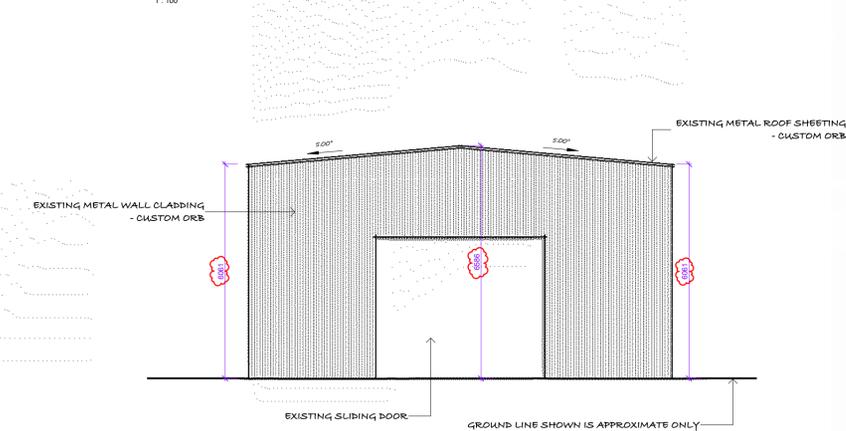
300 - Building 6 North East
 1:100



300 - Building 6 North West
 1:100



300 - Building 6 South East
 1:100



300 - Building 6 South West
 1:100



Colour Schedule



SHED - ALL ZINCALUME CLADDING





ADVERTISED MATERIAL
 Planning Application: T230523
 Date Prepared: 25 March 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

No Cut or Fill works over and above any works approved in existing permits

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

© Copyright 3D Design Group 2024

Revision C			
No.	Date	Description	
B	24.10.25	Town Planning	
C	23.2026	RF1-1	



Title:	Elevations - Existing		
Job:	Proposed Alterations		
Name:	Carlei Wines		
Address:	1 Alber Road, Beaconsfield Upper		
Design:	Client	Sheet Size:	A1
Drawn:	DM/BE	Scale:	1 : 100
Checked:	BE	Issue:	Discussion
Date:	25.01.2024	Revision:	C
Dwg No:	24-000	Sheet No:	A303